

MINUTES ~ January 10, 2006

Ponaganset High School Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 7:00 PM in the Ponaganset High School Library.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mrs. I. Lorraine O'Connors of Glocester, Mr. William Abt of Foster, Mr. Dennis Chretien of Foster, Mr. Raymond Fogarty of Glocester, Mr. George Jacques of Glocester, Mr. Warren Ducharme of Foster and Mrs. Patti Fountain of Foster.

3. Treasurer's Report

Mr. Steve Winsor reported that the balance in the money market account is over \$8M and is earning a good rate of interest. Mr. Winsor informed the committee that the cost of debt service on the bond anticipation note for the fiscal 2006-07 budget is going to be less than originally thought. Last spring the cost of debt service for the 06-07 fiscal year was estimated at \$960K but will now be in the budget at less than \$500K. The lower cost is based on information provided by Mr. Abt in a cash schedule of expected funds to be spent in the coming year which is less than anticipated along with the fact that all unused funds are being invested at a healthy interest rate. Mr. Fogarty expressed his thanks to Mr. Winsor for his work in getting a good rate on the arbitrage.

4. Chairman's Report

Mr. Laramie reported that Mr. Abt has been working on the scope of services and RFP for the ESCO. In addition the land clearing RFP is nearly complete.

Mr. Laramie informed the committee that the asbestos abatement proposal from RI Analytical is higher than originally thought. RI Analytical had sent in separate proposals for the North and South buildings, originally it was believed that these were the same proposals. RI Analytical is still the low bidder and the committee has contracted with them to begin the work next week. Mr. Laramie reminded the committee that this work must be done before any other improvements can be made to the school.

Mr. Laramie and Mrs. Bauman reported that all DEM applications related to the middle school project have been filed with the exception of the water quality certification and the RIDOT PAP.

Mr. Laramie reported that there is a meeting next week with the food services provider to discuss the kitchen equipment.

Mr. Laramie reminded the committee that agenda items need to be submitted by the first Tuesday of the month in order to meet the posting deadlines.

5. Middle School Project

Mr. Mark Humphrys provided the committee with drawings for the latest school designs highlighting the changes since the previous meeting. The angle at the main front entrance has been rotated to create an open area at the entrance. Spaces within the administration area have been reworked. The central offices have been added to the main level on the side of the gymnasium. The library is now one level on the main level with support rooms on the lower level. The kitchen area has been increased to a full size kitchen. For cost savings, all pitched roofs have been eliminated. Other changes include an additional bathroom, visiting team locker room and the elimination of a stairway near the library. Overall the designs include additional square footage of 10,532. Mr. Humphrys explained that this design adds more program spaces and allows for more flexible spaces. Mr. David Berryman presented drawings with the interior perspectives of the lobby space and library space.

The committee discussed the major changes in more detail as follows:

The central office addition is 6,000 square feet and will have its own separate entrance. Rather than an elevator there will be a lift added to the central office area. There was concern regarding parking for the central offices as visitors should have their own parking area. The design team will be looking into providing or designating parking spaces specific to the central offices.

The committee discussed the library changes and agreed that having the library on one level will be better for supervision purposes, it will allow for a better view to the outside, a stairway will be eliminated and the library will be gaining space.

The committee agreed that the reconfiguration of the administration area was good and allows for all the front offices to have access to natural light. Members of the committee questioned the cost of a full kitchen. Mr. Laramie reported that the committee will be looking to the food service vendor to support the purchase of the equipment.

Mr. Jacques informed the committee that there is a need for a concession stand near the gymnasium. After some discussion of the location, it was agreed that the A&E team will work the concession area into the lobby outside the gymnasium. Mr. Jacques also discussed the possible need for a training room/first aid room. Mr. Jacques explained that trainers are starting to be required on the high school level and wants space available should this become mandatory at the middle school level. The committee agreed that if this becomes necessary the PE staff and meeting areas could be reworked to accommodate this need.

Mr. Bob Grzyb discussed the budget for the middle school reminding the committee that as of the designs from the previous meeting the building was \$850K over budget. Mr. Grzyb has been looking at pricing and has received some quotes from contractors with some pricing coming in higher than expected others lower than expected. Mr. Grzyb has not had enough time with the most recent drawings to provide an updated estimate however, given the square footage increase the cost of the project will increase. Mr. Grzyb will continue to look at pricing and is waiting for additional estimates to come in.

Mrs. Cindy Baumann provided the committee with some cost saving suggestions. The first being to tier the septic system which would save money on bringing in fill, the rough estimate of cost savings is \$70K-\$120K. In doing this, the regular soccer field would still be in place on the upper level but the flexibility for an additional field would be lost. In addition the proposed baseball field would be affected. The committee asked Mrs. Baumann to pursue this option further. The second cost saving suggestion is to remove the climbing

lane on Rt 102 as this was not a requirement from DOT. The thought is that the climbing lane could actually cause more traffic issues with people speeding and passing the busses. The committee asked Mrs. Baumann to look into this further.

Mr. Abt voiced his concern that the construction deadlines will not be met due to the constant changing of the building plans and the budget overage. Mr. Laramie reminded the committee that the footprint of the building has not changed, spaces have been added and rearranged within the same footprint. The committee discussed having the final plans drawn and sent out to bid based on the designs as they are now but agreed that this would not be the best solution since there is still a large discrepancy between the budget and the estimate and this could lead to additional cost if a redesign would be needed.

Mrs. O'Connors moved and Mr. Chretien seconded approval to proceed with the design as shown and test it with more accurate construction management numbers. So voted, 8-0.

6. High School Project

Mrs. Tami Hughes presented a report summarizing meetings held with various departments to design each space to their needs. The design team has been working on the following areas: administration, student support services (guidance and special education offices), music department, faculty work space, student locker areas, PE/athletics and cafeteria/kitchen. The full report is attached as reference #1.

During the committee's discussion of the high school designs, Mr. Aharonian informed the committee that they will be looking further into the code regarding restrooms as it seems that too many facilities are being required. In response to a question from Mr. Fogarty, the cost of the third gym was estimated at approximately \$2M assuming the area would be finished. The cost without having the gym finished will be looked into. Mrs. Anne Ejnes questioned whether any work is going to be done to the auditorium. Mr. Laramie informed her that the committee agreed early on that there were not sufficient funds for work in this area. There was also some discussion regarding the locker room configuration, Mr. Jacques questioned the decision to have the lockers in one area. Mr. Laramie reported that several members of the A&E team have visited schools with this type of design and the administration of these schools has been pleased with the locker area. Having a designated locker area eliminates noise issues outside of classrooms and is easier for supervision with all students in one area.

Mr. Gryzb reported that they are going through a cost per classroom estimate and should have a schematic estimate early February before the next building committee meeting.

The design team will be looking into the library space, cafeteria space and the connector design for the February Building Committee Meeting.

Mr. Fogarty moved and Mr. Jacques seconded approval of the plans as presented and approval to proceed. So voted, 8-0.

7. Other Discussion:

Mr. Fogarty asked Mr. Abt to summarize the ESCO RFP. Mr. Abt reported that there is language in the RFP which outlines that the district wants to be able to finance the capital costs of items such as new boilers, lighting and a biomass system and is looking to fund these at no cost to the schools through the ESCO.

Mr. Jacques requested that the next meeting of the building committee be moved from Feb 14th to Feb 15th. The committee agreed. The next scheduled meeting is February 15, 2006 at 6:30Pm in the PHS library.

Mr. Fogarty reminded the committee that the next meeting of the resource sub-committee is January 12, 2006 at 6:30 in the PHS library.

8. Approval of Minutes: November 8, 2005 Meeting

Mr. Fogarty moved and Mr. Chretien seconded that the minutes of the December 13, 2005 meeting be accepted as presented. So voted, 7-0-1 with Mrs. Fountain abstaining.

9. Adjournment

Mrs. O'Connors moved and Mrs. Fountain seconded that the meeting be adjourned at 9:15 PM. So voted, 8-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, February 15, 2006

AHARONIAN & ASSOCIATES INC., ARCHITECTS

310 George Washington Highway - Suite 100

Smithfield, Rhode Island 02917

T 401-232-5010 F 401-232-5080

Date: 1/10/06

Building Committee Presentation

With the programmatic layout in place, the High School design team has been working with the following departments to design each space per their specific needs.

- **Administration**

The Administration area has been laid out to provide a secure entry point into the building.

As well as two offices, one conference room, toilet room and secretarial space and storage room, as requested by the administration.

- **Student Support Services (Guidance and Special Education Offices)**

The Student Support area has been designed with the requirements provided to the design team by the administration. The layout allows the Special Education offices to utilize the files and conference rooms within the Guidance area.

The Student Lounge has been located adjacent to the Guidance Suite for access to career information and supervision of the lounge.

- **Music Department**

There is an overall increase in square footage within the Music Department.

The Band room has increased in size with a large adjacent storage room and Practice rooms. There are provisions for a Music Technology lab with adjacent control room and recording studio, which is part of the Project Plus program.

The Chorus room has increased in size with two additional Practice rooms and a Storage room.

The Music department office has been moved into a larger existing space, and the music library has been increased into the existing office space.

- **Faculty Work Space**

South Building

This space has been designed to accommodate 45 faculty members.

Within the space are 45 individual workstations, large open work areas, reference areas, file storage areas, conference rooms and toilet room.

The Faculty Work Space utilizes an existing stair for easy access to the Library.

North Building

This space has been designed to accommodate 25 faculty members.

Within the space are 25 individual workstations, large open work areas, and conference areas.

- **Student Locker Areas**

- South Building**

- A dean of students has been located adjacent to the common locker area for supervision.

- Which was important in order to maximize supervision.

- The locker area is sized for the full population of 700 students. Circulation through the locker area is generous with a minimum clear width of 9 feet.

- North building**

- This space is designed to hold the initial design occupancy of 550 students and also provide a student lounge area. Once the population grows to 700 students the added lockers will need to be placed into the corridors.

- **PE / Athletics**

- Additional public restrooms were included in the plan per code which forced the relocation of a Health room and Foreign Language classroom.

- **Cafeteria/Kitchen**

- A Meeting has been set up with Sodexo on January 17th. Once we get a good understanding as to the kitchen requirements we will be able to revise and finalize the Cafeteria design.